159.0	0005	0008.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	915,300 / 915,300
					USE VALUE:	915,300 / 915,300
					ASSESSED:	915,300 / 915,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
155		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	HOLT DAVID A/CHRISTINA
Owner 2:	
Owner 3:	
Street 1:	155 WACHUSETT AVE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	REIDY JOHN G & CATHERINE S -
Owner 2:	-
Street 1:	155 WACHUSETT AVE
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1931, having primarily Wood Shingle Exterior and 1949 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 2 HalfBaths, 7 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	495,300		420,000	915,300
Total Card	0.138	495,300		420,000	915,300
Total Parcel	0.138	495,300		420,000	915,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 469.72 /Parcel: 469.72

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 105610

GIS Ref

GIS Ref

Insp Date 06/12/18

!12403!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 159.0-0005-0008.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	495,300	0	6,000.	420,000	915,300		Year end	12/23/2021
2021	101	FV	481,600	0	6,000.	420,000	901,600		Year End Roll	12/10/2020
2020	101	FV	481,700	0	6,000.	420,000	901,700	901,700	Year End Roll	12/18/2019
2019	101	FV	361,300	0	6,000.	420,000	781,300	781,300	Year End Roll	1/3/2019
2018	101	FV	361,300	0	6,000.	354,000	715,300	715,300	Year End Roll	12/20/2017
2017	101	FV	361,300	0	6,000.	324,000	685,300	685,300	Year End Roll	1/3/2017
2016	101	FV	361,300	0	6,000.	276,000	637,300	637,300	Year End	1/4/2016
2015	101	FV	347,300	0	6,000.	240,000	587,300	587,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:38:35

LAST REV

Date	Time
07/03/18	15:28:02
mmcmakin	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12403

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
REIDY JOHN G &	40930-451		9/18/2003		455,000	No	No		
GASS DEBORAH	27209-462		4/14/1997		209,050	No	No		Y

USER DEFINED

Prior Id # 1:	105610
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/29/2009	280	Manual	500					
4/10/2007	225	Redo Kit				G8	GR FY08	ADD BTH
9/26/2006	810	Addition	12,000			G8	GR FY08	mud rm stairs & de
10/5/2005	928	Dormers	34,000			G7	GR FY07	NEW BTH & BDRM
10/23/2000	820	Add Bath						IN BMT & FIN BMT

ACTIVITY INFORMATION

Date	Result	By	Name
6/12/2018	MEAS&NOTICE	BS	Barbara S
12/15/2008	Measured	372	PATRIOT
2/21/2004	MLS	HC	Helen Chinal
3/31/2000	Inspected	263	PATRIOT
12/7/1999	Mailer Sent		
12/1/1999	Measured	272	PATRIOT
7/13/1993		MF	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	GRAY		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1931	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Very Good
A Bath:	1	Rating:	Very Good
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	2	Rating:	Very Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Very Good
A Kits:		Rating:	
Frpl:	1	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	VG - Very Good	4.6	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	4.6	%

CALC SUMMARY

Basic $ / SQ:	130.00
Size Adj.:	1.34674847
Const Adj.:	0.98990101
Adj $ / SQ:	173.309
Other Features:	128934
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	519153
Depreciation:	23881
Depreciated Total:	495272

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	7	BRs:	3	Baths:	1	HB	2

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

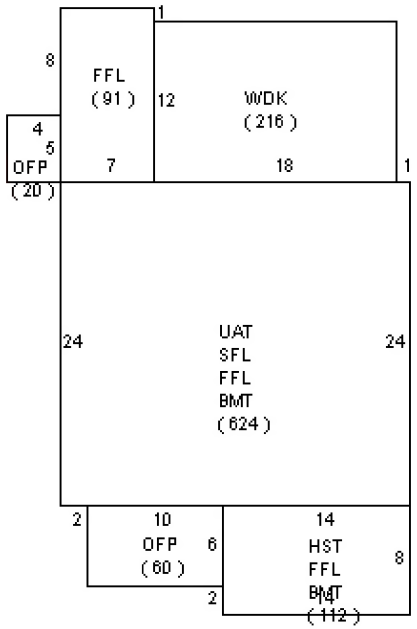
No Unit	RMS	BRS	FL
1	7	3	
Totals			
1	7	3	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	190.64
Special Features:	0	Val/Su Net:	183.78
Final Total:	495300	Val/Su SzAd	328.67

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
FFL	First Floor	827	173.310	143,327
BMT	Basement	736	89.430	65,819
SFL	Second Floor	624	173.310	108,145
WDK	Deck	216	10.520	2,273
UAT	Upper Attic	156	69.320	10,814
OFP	Open Porch	80	36.750	2,940
HST	Half Story	56	173.310	9,705
	Net Sketched Area:	2,695	Total:	343,023
Size Ad	1507	Gross Area	3219	FinArea 1949

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	GFB	60	G	

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

PARCEL ID

159.0-0005-0008.0

IMAGE

AssessPro Patriot Properties, Inc